

77-0-6B 66-12
77-0-6-D 66-14
71-0-5B

WARRANTY DEED

TRANSFER
TAX
PAID

006979

KNOW ALL MEN BY THESE PRESENTS, that RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE and MARK J. NALE in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by UNION/FRONT CORP., a corporation duly existing under the laws of the State of Maine, whose mailing address is 30 Elm Street, Waterville, Maine, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said UNION/FRONT CORP., its successors and assigns forever,

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, situated on the southerly side of Country Way Road, being bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Country Way Road and being a distance of four hundred eighty-nine and four tenths feet (489.4') more or less, from the southerly intersection of Country Way and Upper Main Street; thence in a general westerly direction a distance of one hundred thirty-two and six tenths feet (132.6'), more or less, to an iron pin; thence in a southerly direction a distance of sixty-three and seventy-five one hundredths feet (63.75'), more or less to an iron pin, said pin being the northeasterly corner of homesite number 1, as shown on a plan entitled Country Way, a development for John E. Nale dated June, 1986 and recorded in the Kennebec County Registry of Deeds on January 5, 1987, file no. D 87002; thence in a westerly direction along the northerly line of said Homesite number 1 a distance of two hundred ninety-one and six tenths feet (291.6'), more or less, to an iron pin; thence along the southerly side of Country Way Road a distance of four hundred ninety-three feet (493.0'), more or less, to the iron pin at the point of beginning.

The above described premises conveyed shall remain unimproved as so-called "green space".

Subject however to a certain easement granted to Central Maine Power Company by Kershaw E. Powell, recorded in the Kennebec County Registry of Deeds, Book 1289, Page 30.

Being a portion of the premises conveyed to RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE, and MARK J. NALE by Warranty Deed of Kershaw E. Powell, dated December 30, 1986 and recorded in the Kennebec County Registry of Deeds, Book 3085, Page 180.

66-12
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To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said UNION/FRONT CORP., its successors and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said UNION/FRONT CORP., its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE, and MARK J. NALE, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 21st. day of April, 1988.

Signed, Sealed and Delivered
in presence of

Anne Marie Beckard

Richard C. Nale
RICHARD C. NALE

(to all)

John E. Nale
JOHN E. NALE

Thomas J. Nale

Thomas J. Nale
THOMAS J. NALE

Mark J. Nale

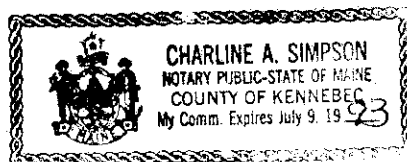
Mark J. Nale
MARK J. NALE

STATE OF MAINE
County of

April 21, 1988

Then personally appeared the above named RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE, and MARK J. NALE and acknowledged the foregoing instrument to be their free act and deed. Before me,

Charline A. Simpson
Notary Public/Attorney at Law



RECEIVED KENNEBEC SS.

1988 APR 25 AM 9:00

ATTEST: Thomas J. Nale
REGISTER OF DEEDS